



SOUTH END DATA PROFILE

Department of Neighborhood Development
Policy Development & Research Division

	<u>South End</u>	<u>Boston</u>
TOTAL POPULATION (US Bureau of the Census)		
2000	28,239	589,141
1990	28,842	574,383
% Change 1990-2000	-2.1%	2.6%
LAND AREA (Sq. Miles)	1.0	47.6
DENSITY, Persons per Square Mile		
2000	28,239	12,377
1990	28,842	12,067
OPEN SPACE, Percent of Neighborhood Land Area		
1999	6.7%	20.7%
RACE & ETHNICITY, 2000 Number and Percentages (US Bureau of the Census)		
White	12,780 (45%)	291,561 (50%)
Black	6,422 (23%)	140,305 (24%)
Hispanic	4,773 (17%)	85,089 (14%)
Asian or Pacific Islander	3,358 (12%)	44,280 (8%)
Native American	94 (<1%)	1,517 (<1%)
Other	117 (<1%)	8,215 (1%)
Multi-Racial	695 (2%)	18,174 (3%)
AGE, 2000 Number and Percentages (US Bureau of the Census)		
Under 18	4,134 (15%)	116,559 (20%)
18-64	21,748 (77%)	411,246 (70%)
65+	2,357 (8%)	61,336 (10%)
MEDIAN HOUSEHOLD INCOME, 1998 Estimate (PCensus Estimate)		
	\$46,577	\$39,987
POVERTY RATE, 1990 (US Bureau of the Census, HUD Adjusted Poverty Universe)		
	23.5%	16.7%

SOUTH END DATA PROFILE (Continued)

South End

Boston

RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, between \$25,000 and \$1,000,000)

<u>Year</u>	<u>South End</u>	<u>South End</u>	<u>Boston</u>	<u>Boston</u>
	<u>Sales</u>	<u>Median Price</u>	<u>Sales</u>	<u>Median Price</u>
January – June 2002	350	\$390,000	3,802	\$300,000
2001	559	\$360,000	6,297	\$263,900
2000	701	\$325,000	7,480	\$224,000
1999	678	\$269,500	8,183	\$182,000
1998	493	\$220,000	7,041	\$162,500

RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, between \$25,000 and \$1,000,000)

January – June 2002	2 (<1%)	19 (<1%)
2001	0 (0%)	32 (<1%)
2000	0 (0%)	75 (1%)
1999	2 (<1%)	177 (2%)
1998	6 (1%)	210 (3%)

ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

2001	Residential	10 (0.4%)	260 (0.3%)
	Commercial/Mixed	9 (2.0%)	114 (1.5%)
2000	Residential	17 (0.7%)	376 (0.5%)
	Commercial/Mixed	14 (3.2%)	179 (2.4%)

HOUSEHOLDS & TENURE, 2000

(US Bureau of the Census)

Occupied Housing Units	14,301	239,528
Percentage Owner-Occupants	27.3%	30.7%

SOUTH END DATA PROFILE (Continued)

BUILDINGS & TENURE, January 1, 2001

(City of Boston Department of Assessing)

<u>Property Type</u>	<u>South End</u>			<u>Boston</u>		
	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	370	10.7%	75.1%	29,763	39.4%	81.0%
Two Family	263	7.6%	74.9%	18,377	24.3%	69.7%
Three Family	279	8.1%	59.9%	15,854	21.0%	53.1%
Total 1, 2, 3 Family Properties	912	N/A	70.4%	63,994	N/A	70.8%
Four-Six Family	478	13.8%	34.9%	2,916	3.9%	27.8%
Apartment Buildings	145	4.2%	11.0%	2,285	3.0%	5.4%
Mixed Residential/Commercial	252	7.3%	21.4%	2,353	3.1%	14.9%
Condominium Associations	766	22.1%	N/A	4,013	5.3%	N/A
Condominium Units	4,034	N/A	60.1%	38,378	N/A	48.4%
Total Residential & Mixed Properties	2,513	N/A	N/A	75,561	N/A	N/A

Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties.

COMMERCIAL SALES

(Banker & Tradesman)

	<u>South End</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2001	14	\$10,747,420	212	\$634,800,000
2000	10	\$19,480,753	288	\$1,084,900,000
1999	9	\$18,334,900	288	\$550,300,000
1998	4	\$9,973,900	296	\$1,217,300,000

COMMERCIAL RENTS, February, 2002

(DND Annual Survey of community development corporations and Main Streets District managers)

Retail / Square Foot (estimates)	\$16 - \$27	N/A
Office / Square Foot (estimates)	\$18 - \$27	N/A